

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Marriott Crescent Skye VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$860,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Skye

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

3 Verdant Avenue Sandhurst VIC 3977	\$855,000	17-Jul-21
5 Crampton Chase Sandhurst VIC 3977	\$890,000	13-Oct-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 03 November 2021



3 Verdant Avenue Sandhurst VIC 3977

 4
  2
  2

Sold Price

\$855,000

Sold Date

17-Jul-21

Distance

0.92km


5 Crampton Chase Sandhurst VIC 3977

 4
  2
  2

Sold Price

^{RS} **\$890,000** ^{UN}

Sold Date

13-Oct-21

Distance

1.03km
RS = Recent sale

UN = Undisclosed Sale

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